

**City Planning Commission Regular Meeting**  
**April 21, 2005, 4:30 PM**  
**Committee of the Whole Room**  
**13<sup>th</sup> Floor - Coleman A. Young Municipal Center**  
**Woodward at Jefferson**  
**(use Randolph Street entrance after 5:30 PM)**

**AGENDA**

**I. Opening**

- A. Call to Order – 4:30 PM
- B. Roll Call
- C. Amendments to and Approval of Agenda

**II. Minutes**

**III. Discussions and Public Hearings**

- A. **4:45 PM PUBLIC HEARING** – Consideration of the first amendment to the newly adopted Zoning Ordinance to make changes to the text relative to wireless telecommunications, a design review advisory committee, site plan review, housekeeping, intensification of use, procedure and jurisdiction, petition requirements, overlay areas, drop-off/pick-up areas, established grade vs. grade plane, waste receptacles in loading/unloading zones, accessible parking, landscaping, screening, color guidelines, multi-building, multi-family developments, addition to building vs. new construction and definitions (RB) 1 hour
- B. **5:45 PM PUBLIC DISCUSSION** – Proposed Historic Fort Wayne Master Plan, Historical Department (MA) 45 mins.

**IV. Old Business**

- A. Request of the Planning and Development Department to amend the Detroit Master Plan of Policies for the Generalized Proposed Land Use Map for the East Riverside Subsector to show an RL (Low-Density Residential) designation where RH (High-Density Residential), MP (Major Park), LT IND (Light Industrial) and SRC (Special Residential-Commercial) designations exist for the area generally bounded by Freud, Lycaste, the Detroit River, and St. Jean to allow for residential development (KU) (ACTION REQUESTED) 10 mins.

- B. Request of Morgan Development, L.L.C. to rezone area of Freud, Lycaste, St. Jean and the Detroit River (Laro Coal site) from M4 ((Intensive Industrial District) to PD (Planned Development District)) for residential development (KU) (ACTION REQUESTED) 15 mins.
- C. Request of Hamilton Anderson LLC, on behalf of Belmar Development Group, LL, to approve plans for development in an existing PD (Planned Development District) zoning classification for the area generally bounded by John R, the alley north of Watson, Brush, and the alley south of Edmund Place to allow for infill housing (GM) (ACTION REQUESTED) 15 mins.

**V. New Business**

**VI. Director's Report**

**VII. Communications**

**VIII. Adjournment** (anticipated at 7:15 PM)

**NOTE:** An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. To request an interpreter, please call 224-4946.